

**MANCHESTER PLANNING BOARD**  
**PUBLIC HEARING/BUSINESS MEETING**  
**Thursday, January 11, 2007 – 6:00 p.m.**  
**City Hall, Third Floor - Aldermanic Chambers**  
[Planning@manchesternh.gov](mailto:Planning@manchesternh.gov)

**I. PUBLIC HEARING:**

**Subdivision, Site Plan/Planned Development, and Conditional Use Applications (See Enclosed)**

**(Continued from December 14, 2006):**

1. S-41-2006 Property located on Hackett Hill Road (TM 766/15), an application to subdivide property to create thirteen (13) commercial building lots – OEST Associates, Inc. for Manchester Housing and Redevelopment Authority  
**(Request to continue the hearing to Feb. 08, 2007, see attached letter)**
2. S-39-2006 Property located at 36 Prince Street, an application to subdivide property into two (2) lots, creating one (1) new building lot – Duval Survey, Inc. for Doris Cavallaro-Brideau
3. SP-35-2006 Property located at 725 Huse Road, an application for site plan approval for the construction of a 157,626 sq.ft. home improvement retail store (Lowe's) with associated site improvements – Rizzo Associates for Huse Road, LLC (d.b.a.) 635-725 Huse Road, LLC)

With respect to the applications below, appropriate materials have been submitted to invoke the jurisdiction of the Board. Although additional information may be required prior to final consideration, it is the recommendation of the staff that the Planning Board *accept* the applications and conduct a Public Hearing. A motion would be in order.

4. S-01-2007 Property located at 145 McQuesten Street, an application to subdivide property to create one (1) new building lot – Duval Survey, Inc. for Gary Greenberg & Katherine Bartholdi
5. S-02-2007 Property located on Revere Avenue (TM 254/19), an application to subdivide property to create one (1) new building lot – Duval Survey, Inc. for Theresa Dion
6. CU-33-2006 Property located at 430 Lake Avenue, an application for a conditional use permit to occupy approx. 1,800 sq. ft. of vacant space for retail sales – Kyshawn Ross & Harold Graham

7. PD-05-2006 (Amendment) Property located at 1055 Bridge Street, a request to modify an approved planned development by granting a waiver from the twenty-five (25) foot wetland buffer setback per Section 6.09 of the zoning ordinance – CLD, Consulting Engineers for Ellen DeSisto

## II. BUSINESS MEETING:

(The staff may provide recommendations at the meeting.)

### (Tabled Items):

8. PD-11-2006 Property located at 43 Grove Avenue, an application to maintain two (2) single family dwellings on a single lot thereby creating a planned development – Earl S. Carrel, Esq. for William Daniel  
**Public Hearing: September 14, 2006** [Staff Report]
9. SP-27-2006 Property located at 1725 Elm Street, an application for site plan approval for the construction of a 3-story, 10 unit residential condominium building with parking garage – TF Moran, Inc. for Trident Properties, LLC  
**Public Hearing: October 12, 2006** [Staff Report]
10. S-36-2006 Property located on Karatzas Avenue (TM 551/13) & Renfrew Avenue (TM551/6), an application to subdivide property to adjust a property line, and to create three (3) residential building lots – CLD, Consulting Engineers, Inc. for Ruth Ann Beland & Anagnost Investments, Inc.  
**Public Hearings: Nov. 09, 2006 & Nov. 30, 2006**
11. PD-12-2006 SP-29-2006 Property located on Karatzas Avenue, (TM 551/13), an application to create a planned development, and for site plan approval for the construction of two (2) multi-family buildings containing a total of sixty-six (66) dwelling units – CLD, Consulting Engineers, Inc. for Anagnost Investments, Inc.  
**Public Hearings: Nov. 09, 2006 & Nov. 30, 2006**
12. PD-13-2006 SP-30-2006 Property located on Karatzas Avenue, (TM 551/13-1), an application to create a planned development and for site plan approval for the construction of nine (9) single family attached townhouse buildings containing a total of sixty-six (66) dwelling units - CLD, Consulting Engineers, Inc. for Anagnost Investments, Inc.  
**Public Hearings: Nov. 09, 2006 & Nov. 30, 2006**
13. PD-14-2006 SP-31-2006 Property located on Karatzas Avenue, (TM 551/13), an application to create a planned development, and for site plan approval for the construction of two (2) multi-family buildings containing a total of seventy-two (72) dwelling units – CLD, Consulting Engineers, Inc. for Anagnost Investments, Inc.  
**Public Hearings: Nov. 09, 2006 & Nov. 30, 2006**
14. SP-33-2006 Property located at 190 Zachary Road, an application for site plan approval for the construction of a 79,228 sq. ft. office/manufacturing & warehouse building, with loading and parking – Opechee Construction Corp. for API of New Hampshire

**(Current Items):**

15. SP-34-2006 Property located at 1000 S. Willow Street, an application for site plan approval for the construction of a 4,000 sq. ft. bank facility with drive-through and parking – Bohler Engineering for Bank of America **[Recommendation]**
16. SP-36-2006 Property located at 777 S. Willow Street, an application for site plan approval for the construction of a fueling facility (4 pumps with kiosk) – VHB, Inc. for Stop & Shop Supermarket Companies, Inc. **[Recommendation]**
17. CU-32-2006 Property located at 3 South Maple Street (TM 372/22, 23, 23A), an application for a conditional use permit for a reduction from 50 required parking spaces to 45 provided spaces to accommodate an office/apartment building – Northpoint Engineering for Socha Companies **[Staff Report]**  
  
SP-32-2006 Property located at 3 South Maple Street (TM 372/22, 23, 23A), an application for site plan approval for the construction of a 4-story building with 3,995 sq. ft. of 1<sup>st</sup> floor office space, 20 multi-family units and a parking garage – Northpoint Engineering for Socha Companies **[Recommendation]**
18. PD-05-2006 (Amendment) Property located at 1055 Bridge Street, a request to modify an approved planned development by granting a waiver from the twenty-five (25) foot wetland buffer setback per Section 6.09 of the zoning ordinance – CLD, Consulting Engineers for Ellen DeSisto
19. A request by Stephens-Marquis (General Contractor) for Dunkin Donuts, Lakeside Drive, to allow installed light pole bases to remain that do not comply with the approved site plan (letter enclosed).
20. A request by Michael Castagna, on behalf of Richard Danais, to modify the approved site plan by adding a 2-story mechanical room and chiller pad and relocating displaced parking (letter enclosed).
21. Any other business items from Staff or Board.